

Recording requested by: LSI
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RETURN TO:

Michael A. Dubois & Denise B. Gutwein
14 Ranwood Lane
Palm Coast, FL 32164

THIS INSTRUMENT PREPARED BY:

LSI Local Solutions
A Division of LSI Title Co. and
LSI Title Agency Inc.
700 Cherrington Parkway
Coraopolis, PA 15108

ALEXANDRIAGELB

Parcel Identification # 0711317030005400200

Order # 16998902

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 8 day of August, 2013, by
Michael A. Dubois , a married man who acquired title as a single man, joined by his wife, Denise
B. Gutwein, whose post office address is: *14 Ranwood Lane, Palm Coast, FL 32164*, hereinafter
called the GRANTOR(s), to Michael A. Dubois and Denise B. Gutwein, Husband and Wife, as
Tenants by the Entirety and not as Tenants in Common, whose post office address is: *14 Ranwood
Lane, Palm Coast, FL 32164*, hereinafter called the GRANTEE(S):

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Flagler,
State of Florida, to-wit:

**Lot 20, Block 54, of Palm Coast, Map of Royal Palms, Section 30, according to Plat
thereof as recorded in Map Book 10, Pages 30 through 42, inclusive, of the Public Records
of Flagler County, Florida.**

Assessor's Parcel No: 0711317030005400200

Commonly Known As: 14 Ranwood Lane, Palm Coast, FL 32164

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE SAID GRANTOR does hereby covenants with said Grantee that the Grantor is lawfully
seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and
convey said land, and hereby quitclaims the title to said land.

ALL REFERENCES to the singular shall include the plural, and vice versa, and all the use of any
gender shall include all genders.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Two Witnesses:

[Signature]
Witness Signature

[Signature]
Michael A. Dubois

Jennifer Tharp
Witness Printed Name

[Signature]
Witness Signature

[Signature]
Denise B. Gutwein
D. [Signature]

Corinne Turner
Witness Printed Name

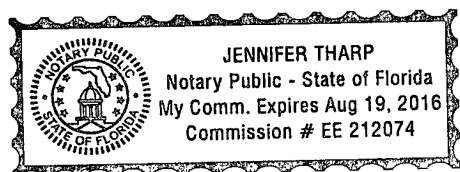
STATE OF Florida :
COUNTY OF Flagler :

The foregoing instrument was acknowledged before me on the 8 day of August, 2013, by **Michael A. Dubois and Denise B. Gutwein**, who is/are personally known to me or who has produced Drivers License as identification.

[Signature]
Notary Signature

Jennifer Tharp
Printed Name

My Commission Expires: August 19, 2016
Serial Number: EE212074



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.